
BMO Bank N.A

Plaintiff,

Case No. 2024CV000485

v.

Jeffrey A. Stanzel

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 1, 2025 in the amount of \$50,142.21, I will sell at public auction, located in the rotunda of the Manitowoc County Courthouse, 1010 S. 8th Street, Manitowoc, WI , on

February 10, 2026

At 9:30 AM, all of the following described premises, to wit:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 OF SW1/4), SECTION TWENTY-TWO (22), TOWNSHIP TWENTY (20) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE TOWN OF FRANKLIN, MANITOWOC COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4 OF SW1/4; THENCE EAST 222.75 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH 169 FEET; THENCE EAST 106 FEET; THENCE NORTH 169 FEET; THENCE WEST 106 FEET BACK TO THE PLACE OF BEGINNING.

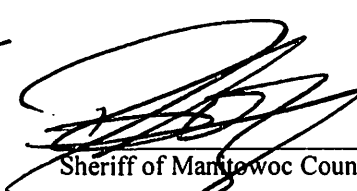
Street Address: 13713 Taus Road, Cato AKA Reedsville, WI 54230

Tax Key No. 005-022-010-004.00

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Manitowoc County Office of the Sheriff (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on

DEC 22ND, 2025

Sheriff of Manitowoc County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-24-01369

NOTE: This law firm is a debt collector.